Nicholas Humphreys

The Qube, Townsend Way, Birmingham, B1 2RT

Offers Over £127,500



Nicholas Humphreys are proud to present this 2 bedroom ground floor apartment for sale to either First Time Buyers or Investors alike.

Two bedroom apartment located on the ground floor, located in a Birmingham City Centre, only minutes' walk from the centre. The property enjoys all the benefits of a city centre location - less than a 10-minute walk to Birmingham's Central Business District and just a short walk to the Snow Hill and New Street stations. Property is to be sold fully furnished, ideal for investors or owner occupiers.

Internally, the accommodation consists of 2 double bedrooms, large reception room, fully fitted kitchen and spacious bathroom. Currently tenanted, this could make an ideal ongoing investment opportunity with current rental income of £1050 PCM.

COUNCIL TAX BAND: D

We would recommend that any interested buyers inquire to arrange a viewing at the earliest convenience to ensure the opportunity is not missed.

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NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

Leasehold
The vendor has informed us the property is leasehold.
Start date 01/01/2003
End date 01/01/2128 Approximately 100 years remaining.
All service charge information is subject to change and annual review and offered by the current owner. We advise this information is check and verified by your acting conveyancer before exchange.
Service charge £1284.01 every 6 months.
Ground rent £200 per year.

The home is currently tenanted, therefore any intending buyer looking to live within the home, notice will be given to the tenants to vacate, which can cause a delay to the purchase process.

Parking: None
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Electric
Council Tax Band: D
Local Authority: Birmingham
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change



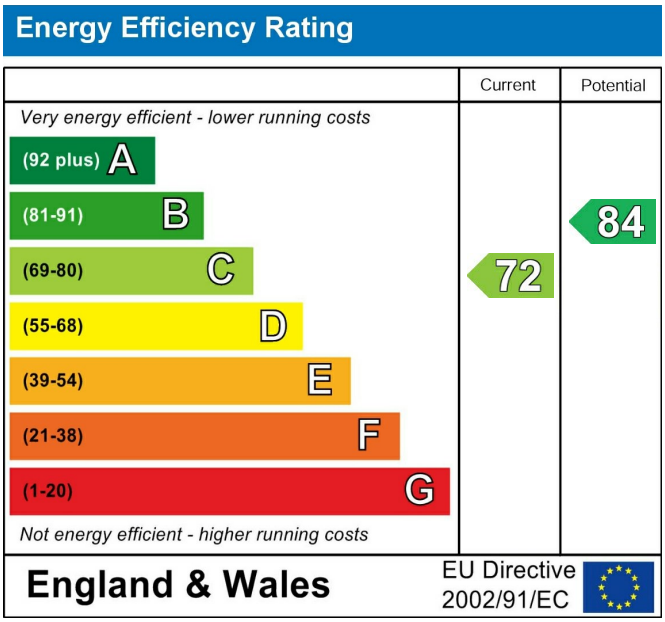












Council Tax Band D **Leasehold**

Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme